



Home Prices in Kings County, WA

How to increase the sale price of your home

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Agenda

1. Problem Statement
2. Universal questions
3. Home attribute analysis
 - a. Grade
 - b. Square footage
4. Zip code analysis (Location, Location, Location)
5. Conclusions
6. Future work

The problem viewed through two different lenses...

Seller

- If I'm selling my home in the very near future, what are some quick fixes/tweaks I can make to increase the sale price?

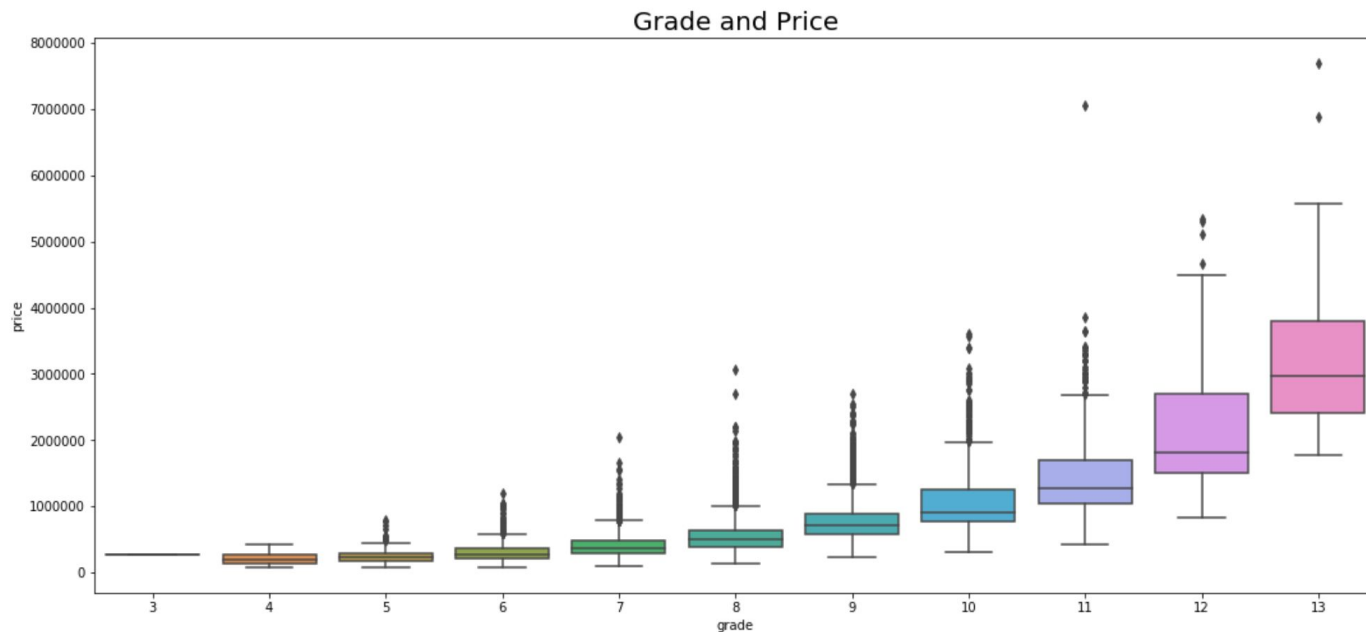
Future Seller (5-years)

- If I plan to sell my home in 5-years, what can I do between now and then to increase the value of my home?

Universal Questions

1. What factors have the greatest effect on the sale price of a home in Kings County, WA?
2. What is the median home sale price in each zip code?
3. How does sale volume vary per zip code?

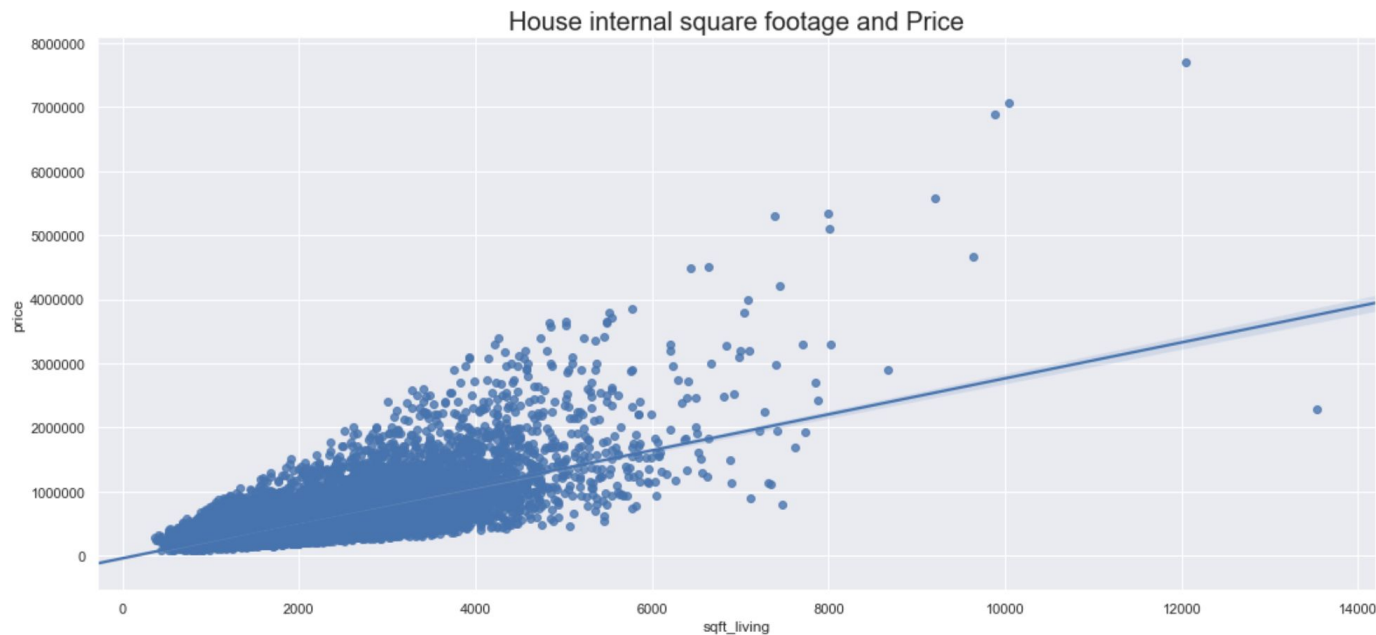
Grade



Seller: Explore low-cost/tangible ways to increase the grade of the home.

Future Seller: Remodel or replace old drywall, HVAC systems, appliances, kitchen layout.

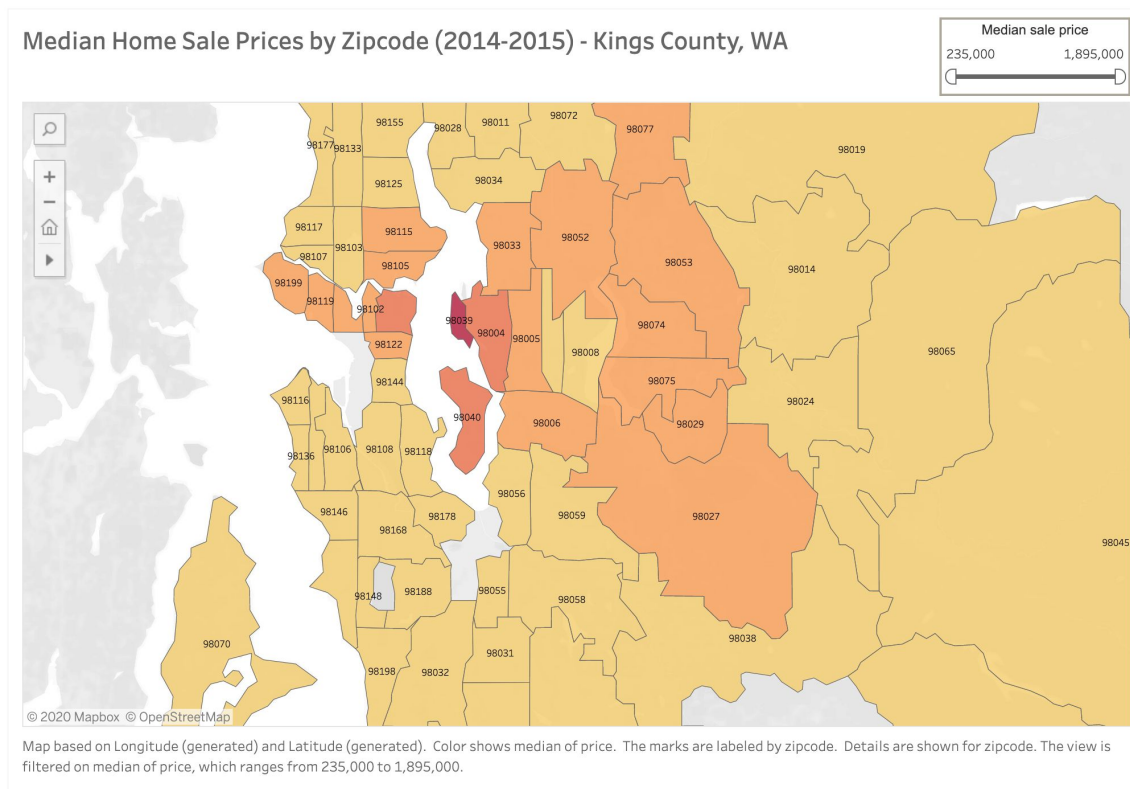
Square footage



Seller: Add a screened-in porch, garage add-on to increase your square-footage.

Future Seller: Look at options for completing an addition to your house in order to increase square footage.

Median sale price by Zip Code

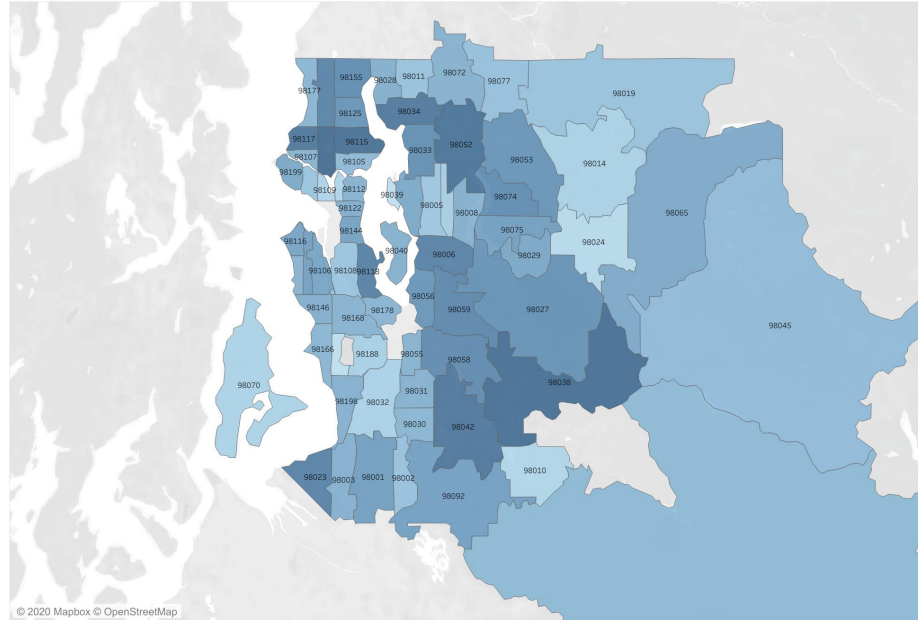


Link: https://public.tableau.com/profile/andrew.h2107#!/vizhome/KingsCountyHousingData_Median/Median

Home Sale Volume by Zip Code

Home Sale Volume by Zipcode (2014-2015) - Kings County, WA

Home Sale Volume
50 to 602



Map based on Longitude (generated) and Latitude (generated). Color shows count of zipcode. The marks are labeled by zipcode. The view is filtered on count of zipcode, which ranges from 50 to 602.

Link: <https://public.tableau.com/profile/andrew.h2107#!/vizhome/KingsCountyHousingData/SaleVolume>

Conclusion / Recommendations

Seller

- Update appliances, bathroom fixtures, other cosmetic attributes to increase "Grade"
- Add screened-in porch, expand garage to increase square footage

Future Seller (5-years)

- Update kitchen with modern design, to include new appliances
- Plan an addition that benefits your current living situation, but will also increase home square footage
- Replace old building materials such as drywall and exterior siding

Future work

- Analysis of “invisible factors” involved in a real estate transaction
- School district ratings and zoning analysis
- COVID-19 effect on home sales
- Crime statistics

Thank You!

Contact email:

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Appendix

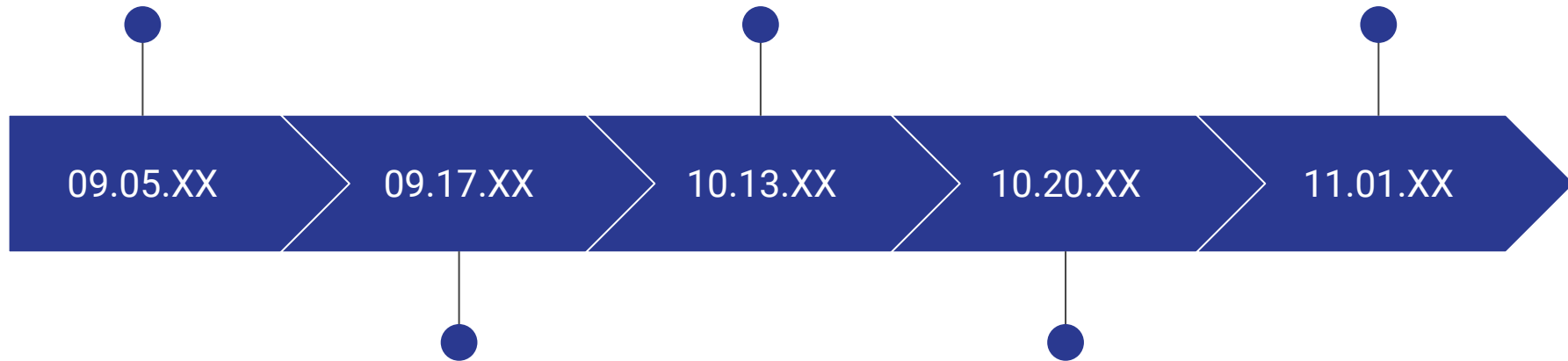
- More models

Implementation

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The team

